086.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	107,100 / 107,100
					USE VALUE:	107,100 / 107,100
					ASSESSED:	107,100 / 107,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALON IRENA H
Owner 2:	
Owner 3:	
Street 1:	128 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .03 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Vinyl Exterior and 1365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1300.000	43,400		63,700	107,100
Total Card	0.030	43,400		63,700	107,100
Total Parcel	0.030	43,400		63,700	107,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 78.46 | /Parcel: 78.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54452

GIS Ref

GIS Ref

Insp Date 08/30/18

!7018!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	43,400	0	1,300.	63,700	107,100		Year end	12/23/2021
2021	101	FV	40,000	0	1,300.	63,700	103,700		Year End Roll	12/10/2020
2020	101	FV	40,000	0	1,300.	63,700	103,700	103,700	Year End Roll	12/18/2019
2019	101	FV	37,500	0	1,300.	62,800	100,300	100,300	Year End Roll	1/3/2019
2018	101	FV	37,500	0	1,300.	48,200	85,700	85,700	Year End Roll	12/20/2017
2017	101	FV	37,500	0	1,300.	45,500	83,000	83,000	Year End Roll	1/3/2017
2016	101	FV	37,500	0	1,300.	41,900	79,400	79,400	Year End	1/4/2016
2015	101	FV	32,900	0	1,300.	39,100	72,000	72,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:52:28

LAST REV

Date	Time
11/17/21	09:39:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7018

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18871-149		2/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	54452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2015	287	Insulate	2,781					Insulate side wall

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
11/25/2008	Meas/Inspect	163	PATRIOT
3/3/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1300		Sq. Ft.	Site		0	70.	0.70	6			Other	-80					63,700						63,700	

Total AC/HA:	0.02984	Total SF/SM:	1300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	63,700	Spl Credit		Total:	63,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	80.	%
Override:			%
	Total:	85.28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	131.645
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294560
Depreciation:	251201
Depreciated Total:	43359

COMMENTS

80% LEXINGTON 20% ARLINGTON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

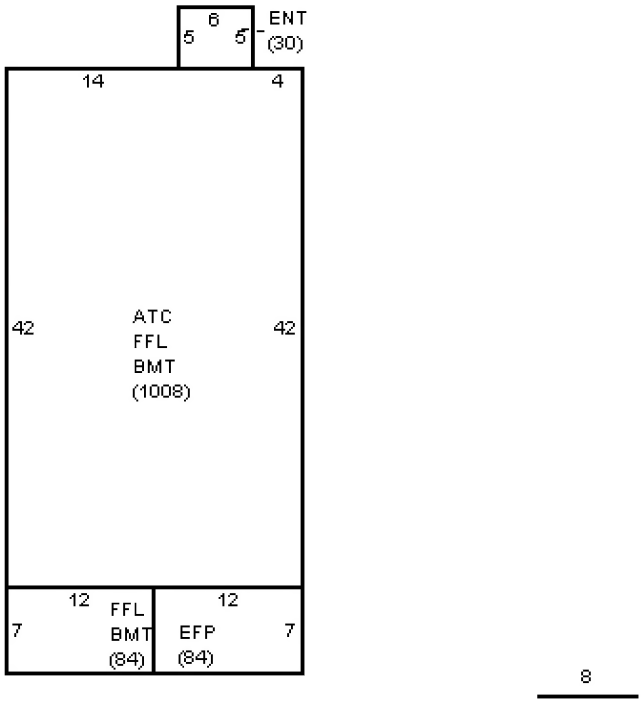
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.65
Special Features:	0	Val/Su Net:	16.37
Final Total:	43400	Val/Su SzAd	30.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	45.910	50,135
FFL	First Floor	1,092	131.650	143,757
ATC	Attic	353	92.150	32,511
EFP	Enclos Porch	84	58.150	4,885
ENT	ENTRY	30	25.740	772

Net Sketched Area:	2,651	Total:	232,060
Size Ad	1444.7999	Gross Area	3306	FinArea	1365
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	75	A	
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc